

SIA Business Talk by Mr Norman Ho: Collective Sales in Singapore

Collective sale fever in Singapore started in mid-1990 and intensify with the passing of the Land Titles (Strata) (Amendment) Act 1999 on 4th May 1999, which came into operation on 11 October 1999 allowing majority of the owners in a development (with any number of units) to agree in writing to sell all the lots and common property of the entire development to a purchaser. Since then, the legal framework for collective sale in Singapore has been refined by the many further amendments to the Land Titles (Strata) Act.

Collective sale helps to rejuvenate the older developments in Singapore and is part of our Urban Planning towards a Sustainable Living and Environment but such sale has slowed down substantially in recent years due to economic downturn and cooling measures.

Dentons Rodyk has acted successfully for the owners in more than 200 collective sales and also acted in the only Collective Sale in 2015 (for the purchase of Thong Sia Building) and is currently acting in the largest Collective Sale in 2016 (for the purchase of Shufu Apartment). They will also lead us in the talk on "COLLECTIVE SALE IN SINGAPORE".

EVENT DETAILS

Date : 4 November 2016, Friday
Time : 3.00pm - 4.30pm
(Registration will start from 2.30pm onwards with light snacks)
Venue : Singapore Institute of Architects
SIA Theatre - Level 3
79 Neil Road (S) 088904
BOA-SIA CPD : 2 CPD points
Seminar : Complimentary for SIA Members
(Exclusively for SIA Members only)
Closing date : 28 October 2016

* For SIA Members whose registrations have been confirmed, attendance is compulsory. Absentee/Cancellations 3 days or less before the event will be charged at \$20.00. Verbal notification of cancellation is not acceptable.

PROGRAMME SCHEDULE

2.30pm Registration with Light Snacks
3.00pm Presentation by **Mr Norman Ho**
4.30pm End of event



For more information, please contact SIA (**Ms Jacey Tay**):

Tel: (65) 6226 2668
Fax: (65) 6226 2663
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Organized by:



CPD PROGRAMME: 2016/088/MS/JT

GST REG. NO.: M9-0001281-J
G.N. No. 565 in Gazette No. 27

SIA Business Talk by Mr Norman Ho: Collective Sales in Singapore



Mr Norman Ho
Senior Partner
Dentons Rodyk Real Estate Group

Norman, a leader in corporate real estate work, has extensive experience in a wide spectrum of property related transactions, including investment sales and purchase (by way of share or asset sales), collective sales and project development transactions. He regularly advises property developers, investment funds, statutory boards, property consultants, investors, financial institutions and purchasers in real estate matters.

Norman has acted for owners and investors in commercial, retail, residential and resort developments both within and outside Singapore (including United Kingdom, China, Indonesia and Australia). His projects include the development and financing of major shopping cum office projects and the acquisition of large commercial buildings in Singapore's Central Business District (CBD). He acts for major developers in large residential projects, such as the new CBD Marina Bay Residence. He has acted in the acquisition, sale and leaseback of industrial developments (including multi-story strata buildings at the CBD fringe), involving the Housing Development Board and Jurong Town Corporation.

A leader in collective sale transactions, Norman was involved in one of the earliest collective sales as well as one of the largest of such sales (Farrer Court with 618 units) in Singapore. To date, he has been instructed to act for owners of almost 200 developments and has successfully completed more than 120 of such transactions.

Norman was selected to make representations to the Select Committee, commissioned by the Singapore Parliament, on amendments to the Land Titles (Strata) Act in 1999 to facilitate collective sales. He was again consulted during a review of en bloc legislation and the ensuing amendments to the Act in 2007.

Norman is one of the co-authors of the authoritative publication of "Halsbury's Laws and Precedents - Land" and contributed a chapter on Real Estate for "The Practice of Law" published by LexisNexis.

*Norman has been named by Chambers Asia-Pacific, an international publication, as one of the Leading Lawyers for Real Estate work in Singapore since 2009 and has been described as **"brilliant with clients and highly responsive - he will always tell you not to do things if he thinks it won't be advantageous"** (Chambers Asia-Pacific 2009), **"has finely honed skills on tap and impressive focus during a transaction"** (Chambers Asia-Pacific 2010), **"Efficient, responsive and well-connected"** (Legal 500, 2011), **"He is an authority when it comes to real estate."** (Chambers Asia-Pacific 2012), **"very detailed"** (Legal 500, 2014), **"thorough, commercial and pleasant to deal with"**, **"is very diligent and keeps up to date with registration changes"** (Chambers Asia-Pacific 2014), **"very experienced, efficient, detailed and responsible"** (Chambers Asia-Pacific 2015) and **"leading authority ... creative problem-solving abilities"** (Chambers Asia-Pacific 2016).*

Application Form

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[EDU]

Please fax / email the completed registration form to Ms Jacey Tay:

Tel: (65) 6226 2668

Fax: (65) 6226 2663

Email: cpd@sia.org.sg

Participant's Detail

Organization: _____ Contact Person (if any): _____

Tel: _____ Fax: _____ Email: _____

Receipt Mailing Address: _____

_____ S ()

	Full Name of Participant (as per NRIC/FIN, pls underline surname)	NRIC / FIN #	Email
1			
	HP #: _____ SIA Member, SIA #: []		
2			
	HP #: _____ SIA Member, SIA #: []		
3			
	HP #: _____ SIA Member, SIA #: []		
4			
	HP #: _____ SIA Member, SIA #: []		
5			
	HP #: _____ SIA Member, SIA #: []		

****Please take note that all the above fields are mandatory. Incomplete form will not be process.**

Registration will be on a First-Come-First-Served basis and will be accepted upon receipt of registration form.

Registration Confirmation No.:-

